

# **HISTORIC DISTRICT COMMISSION**

## **Meeting Minutes**

**June 8, 2009**

### **CALL TO ORDER:**

Kathleen Eriksen, Chairperson called the meeting to order at 4:07 p.m.

### **ROLL CALL:**

<b>Members Present:</b>	Kathleen Eriksen	Doug Sofia
	Heather Lane-Fowler	Laurie Sullivan
	Glen Harris	Kurt Thornton
	Jan Hatch	Susan Baldwin (Commission Liaison)

**Staff Present:** Brad Misner, AICP, Planning Supervisor  
Glenn Perian, Senior Planner  
Leona Parrish, Admin. Assistant

### **ADDITIONS / DELETIONS TO AGENDA:** None

### **APPROVAL OF PREVIOUS MINUTES:**

**MOTION WAS MADE BY MS. LAURIE SULLIVAN TO APPROVE THE MINUTES FROM MAY 11, 2009 MEETING AS SUBMITTED; SECONDED BY MR. KURT THORNTON, ALL IN FAVOR MINUTES APPROVED.**

**CORRESPONDENCE:** Mr. Glenn Perian referenced the e-mail he sent with the attachment requesting any comments regarding Metro PCS planning on expanding an existing compound at an existing tower site located at 725 Main Street, in Emmett Township.

### **OLD BUSINESS:** None

### **NEW BUSINESS:**

#### **130 Frelinghuysen Avenue**

Mr. Glenn Perian read the report stating the applicant is proposing to replace the existing metal door with a new fiberglass 3 panel wood grain door. Stated based on the attached work plan, the door addition proposal does not appear as though it would impact the historical or architectural value and significance of the resource or its relationship to the historic value of the surrounding area. The Planning staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 "Historic Preservation", the Michigan Local Historic Districts Act or the Secretary of the Interior's Standards and Guidelines.

Ms. Laurie Sullivan, applicant (HDC Board Member) was present regarding her application asking to replace her front door. Stated the current door is a steel door and would like to replace it with a style consistent with her type of home and appear more like the original.

**MOTION: MADE BY MS. KATHLEEN ERIKSEN TO APPROVE THE REQUEST FOR A NEW FRONT DOOR FOR PROPERTY LOCATED AT 130 FRELINGHUYSEN AVENUE AS SUBMITTED; SUPPORTED BY MS. JAN HATCH.**

**6- IN FAVOR, 1-ABSTAINED (MS. LAURIE SULLIVAN), NONE OPPOSED MOTION PASSED TO APPROVE.**

**16 Ann Avenue:**

Mr. Glenn Perian read the report stating this was an application requesting approval of a installing a wheelchair ramp constructed of treated wood to be added to the side of the residence, noted it would not be permanent and would be placed on a cap which can be removed at a later date.

Mr. Jesse Jacox, Jacox Construction, 8362 E. River Road, was present on behalf on the property owner. Stated the stairs are in bad condition and that the ramp would be placed over the stairs with a top cap. Noted that this entire project was funded by Burnham Brook, which does not offer enough funding to repair the steps; said if the ramp is removed at a later date the cap can also be removed and the steps can then be replaced. It is a temporary ramp that has an 8 ft. x 8 ft. deck top, which will turn back with a 20 ft. long ramp and would be flush with the front of the home. Said they will have a dumpster large enough to also clean-up around the property throw away unwanted items.

Ms. Kathleen Eriksen asked Mr. Jacox why Burnham Brook was financing this project. Mr. Jacox stated that Burnham Brook does have some funding to help persons, but it is not publicized as they could be overwhelmed with other requests.

**MOTION: MADE BY MR. KURT THORNTON TO APPROVE THE REQUEST FOR A WHEELCHAIR RAMP ON THE SIDE OF HOME LOCATED AT 16 ANN AVENUE AS SUBMITTED; SUPPORTED BY MR. DOUG SOFIA.**

**ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.**

**48 Merwood Drive**

Glenn Perian stated this petitioner is requesting permission to re-shingle and do some gutter work to keep water from deteriorating the home. Stated the applicant said he would like to fix or repair the existing eaves if at all possible, but cost is a factor. Mr. Perian suggests in his report that based on the work plan, staff would like to see the original eaves preserved so as not to impact the historical or architectural value and significance of the resource or its relationship to the historic value of the surrounding area.

Mr. Daniel Hinton, property owner was present to speak. Stated he had contractors come and do some water repair and plaster work on the interior of his home caused by the eaves leaking. Said the eaves are boxed in and have copper inside and cannot tell where the water is leaking as they are boxed in. The contractors stated they would need to remove the old eaves and could then rebuild and extend the eaves and install regular gutters. Said it would cost 8 to 10 thousand dollars to replace as the original design; he is asking approval to redesign the eaves.

Ms. Kathleen Eriksen asked if the original eaves were wood boxed with metal inside.

Mr. Hinton stated yes, they would fall apart if they were removed to look inside to see where they are leaking. Stated the home also does not have any ventilation from the eaves into the attic, which has



caused mold upstairs and they want to remodel and use the upstairs but cannot because of having no ventilation which cause mold.

Ms. Heather Lane-Fowler asked who the contractors were doing the job.

Mr. Hinton stated he was not sure as he is trying to find a contractor, but the estimates have been high.

Ms. Heather Lane-Fowler stated she had a similar problem with her home and they used a contractor from Kalamazoo who is currently out of business. Said she would call him with contractor's name.

Mr. Hinton stated the wooden boxes covering the eaves are what are causing the problem as they are rotten. He wants to remove them and extend the overhang and install regular troughs.

Ms. Laurie Sullivan asked if it was possible to keep the front fascia so it would look the same. Mr. Hinton stated it would still cause ice to freeze up and cause damage.

Ms. Heather Lane-Fowler stated it is difficult to find companies to do this type of work as it is not the normal repair.

Mr. Hinton stated he could not find persons to do the repair as they will not just do the roof without fixing the eaves.

Mr. Glen Harris said they can do the removal and keep the same fascia, install metal flashing, and then add new shingles and the metal flashing would not be too visible from the street. Noted they would not be able to bring the eaves down any farther then what they are now.

Ms. Sullivan asked if they could leave the current fascia. Mr. Harris stated they can get the gutters that look the same and would not change the appearance.

Mr. Kurt Thornton stated that when you live in a Historic District "Merritt Woods" you need to keep the look and style of the historic homes that were built.

**MOTION: MADE BY MR. GLEN HARRIS TO APPROVE THE APPLICATION WITH THE FOLLOWING STIPULATIONS: 1) KEEP THE EAVES THE SAME HEIGHT; 2) OVERHANG REMAIN THE SAME DISTANCE AS THE ORIGINAL; 3) FILL THE FACIA GAP WITH METAL FACIA 2/12 PITCH; 4) INSTALL NEW VENTS AND GUTTERS 5) PROFILE GUTTER TO MIMIC CURRENT TRIM OF FACIA; 6) APPROVE NEW ROOF AND ALLOW TO REBUILD BOXED EAVES; 7) ALL WORK NEEDS TO MEET THE CITY CODE FOR PROPERTY LOCATED AT 48 MERWOOD DRIVE; SUPPORTED BY MS. LAURIE SULLIVAN.**

**ALL IN FAVOR, NONE OPPOSED MOTION PASSED TO APPROVE.**

### **PUBLIC COMMENTS:**

Mr. Daniel Hinton asked how he applies for his permits for repair work. It was stated to him that he would receive a certificate of appropriateness in the mail. A copy will also be sent to the Inspections Department stating what had been approved at today's meeting.

### **COMMENTS FROM COMMISSION MEMBERS AND STAFF:**

Ms. Laurie Sullivan asked if they will be contacted regarding the meeting that is to be setup for the downtown historic district.

Ms. Kathleen Eriksen stated that Mary Smith in the City Managers Office will setup a workshop for everyone to attend.

Mr. Kurt Thornton asked the City Manager if he would meet and discuss what rights the Historic District Commission have in providing input regarding the Downtown area. Mr. Thornton stated that the City Attorney would also be at the scheduled meeting for discussion. Stated that it all seems to be moving fast and he wants to make sure they have input.

Ms. Kathleen Eriksen stated there will be two applications coming before the HDC regarding the Downtown District. One is from 21 W. Michigan Avenue "Barista Blues" and 10 W. Michigan Avenue "Subway". Stated that Subway want to paint the exterior panels red, which she feels is not a good thing and asked that they be black instead, which would be clean looking. (she provided some photos).

Commissioner Susan Baldwin stated she had considered purchasing this building and noted the building is in bad shape, that the panels had been put in place over brick. Noted Subway would only be using the lower level.

Mr. Glen Harris asked how is it handled when bars, lounges, etc. do not maintain their buildings; stated that "Sports Page" and "Cricket Club" also needs paint repaired.

Mr. Glenn Perian stated the City will follow-up regarding the needed maintenance for those buildings.

Mr. Doug Sofia stated the Cricket Club's new balcony was not supposed to leak onto the sidewalk, but it does leak.

Ms. Eriksen stated she could contact the Cricket Club regarding their balcony, as they had received funding from the Downtown Façade.

### **ADJOURNMENT:**

Motion made by Ms. Kathleen Eriksen to adjourn the meeting and seconded by Mr. Kurt Thornton; all in favor none opposed. Meeting was adjourned at 4:55 p.m.

Submitted by: Leona A. Parrish, Administrative Assistant, Planning Department